

LAND DIVISION ORDINANCE

TOWNSHIP OF Caldwell  
Missaukee County, Michigan

NOTICE OF ORDINANCE ADOPTION

To: The residents and property owners of the Township of Caldwell, Missaukee County, Michigan and any other interested persons.

PLEASE TAKE NOTICE that at a regular meeting held on June 19, 1997, the Township Board adopted Ordinance No. 10. The summary of the ordinance appears below.

LAND DIVISION ORDINANCE NO. 10

SECTION 1 - TITLE. This Ordinance shall be known and cited as the "CALDWELL TOWNSHIP LAND DIVISION ORDINANCE".

SECTION 11 - PURPOSE. The purpose of this Ordinance is to carry out the provisions of the State Land Division Act, 1967 PA 288, as amended, formerly known as the Subdivision Control Act.

SECTION 111 - DEFINITIONS. This Section defines terms and phrases used in this Ordinance.

SECTION 1V - PRIOR APPROVAL REQUIREMENT FOR LAND DIVISIONS. Sets out the requirements for prior review and approval of all land divisions by the assessor or other designated official.

SECTION V - APPLICATION FOR LAND DIVISION APPROVAL. Sets out the documents required to be filed along with the application for land division approval.

SECTION VI - PROCEDURE FOR REVIEW OF APPLICATIONS FOR LAND DIVISION APPROVAL. Sets out the procedure to be followed by the clerk or other designated official when an application for land division approval has been filed, and states that the divisions must be approved or disapproved within 30 days after receipt of application.

SECTION VII - STANDARDS FOR APPROVAL OF LAND DIVISIONS. States that a proposed land division shall be approved if all criteria in this section are met, i.e. minimum parcel, yard and area requirements; complies with the requirements of the State Land Division Act and this Ordinance; all parcels have existing adequate accessibility; the depth to width ratio of any parcel does not exceed four to one; complies with minimum width and area standards set forth in this Ordinance; and complies with accessibility standards set forth in this Ordinance.

SECTION VIII - CONSEQUENCES OF NONCOMPLIANCE WITH LAND DIVISION APPROVAL REQUIREMENTS. States that any parcel created without compliance with this Ordinance shall not be issued building permits, zoning approvals such as special land use approval or site plan approval, and shall not be recognized as a separate parcel on the assessment roll of the Township.

SECTION IX - PENALTIES AND ENFORCEMENT. Penalties for noncompliance with the Ordinance are a fine of not more than \$500.00 or imprisonment in the county jail for not to exceed 90 days, or both.

SECTION X - SEVERABILITY. Provides that if any portion of this Ordinance is

SECTION X - SEVERABILITY. Provides that if any portion of this Ordinance is declared invalid, such invalidity shall not effect any other portion of this Ordinance.

SECTION XI - REPEAL. Repeals all ordiances or parts of ordinances in conflict herewith.

SECTION XII - EFFECTIVE DATE. This Ordiance shall take effect 30 days following its publication after adoption.

PLEASE TAKE FURTHER NOTICE that the full text of this Ordinance will be available for inspection and may be purchased at the office of the Township Clerk during regular business hours of regular business days from the date of this publication.

CALDWELL TOWNSHIP

Nancy Wilson, Clerk

3249 N. LaChance Road  
Manton, Michigan 49663  
Phone (616) 839-2287